



Picture Source: NSW Land and Housing Corporation



Statement of Environmental Effects

Client: [REDACTED]

Site Address: 575 Peel Street, Tamworth

12 May 2025

Our Reference: 41789-PR02_A

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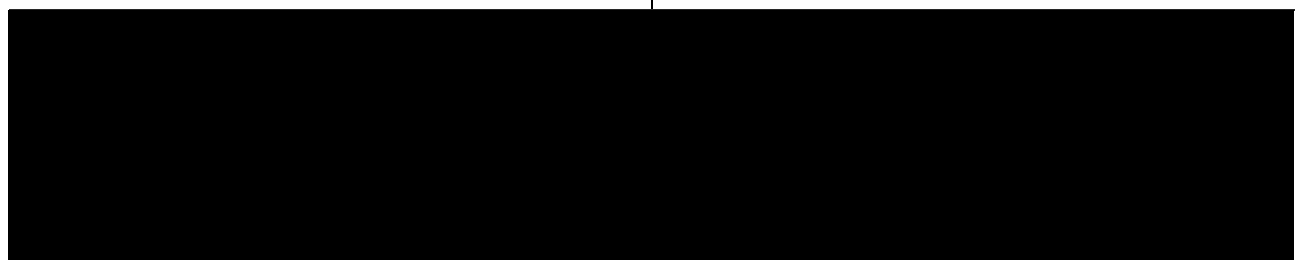
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Project Name:	Statement of Environmental Effects for 575 Peel Street, Tamworth
Client:	
Project Number:	41789
Report Reference:	41789-PR02_A
Date:	12 May 2025

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1. EXECUTIVE SUMMARY

This Statement of Environmental Effects accompanies a Development Application for the temporary use of the site to provide camping and caravan accommodation for patrons attending the Tamworth Country Music Festival. The proposed development will be located at 575 Peel Street and 1A Hayne Street East Tamworth, legally described as Lot 4 in Deposited Plan 226127 and Lot 3 in DP 1225365. For the purposes of this report, this property will be referred to as the "site."

The Development Application includes the following works:

Engineering Works

- Construction of an internal "gravel" accessway looping through the site to facilitate vehicle circulation and access.

Temporary Use Works

- Establishment of forty camping and caravan sites, none with electricity available.

The Statement of Environmental Effects confirms that the proposed works are permissible with Council's consent. Consequently, a Part 4 Development Application will be lodged in accordance with the *Environmental Planning and Assessment Act 1979*. The assessment has also identified the proposal as integrated development under Section 4.46 of the Act due to its location on waterfront land, aligning with the *Water Management Act 2000*, as well as being classified as Special Fire Protection Purpose development under the *Rural Fire Act 1997*. Given the site's proximity to Essential Energy infrastructure, a referral will also be made in accordance with the *State Environmental Planning Policy – Transport and Infrastructure 2021*.

The Development Application and environmental assessment confirm that the proposed works will have minimal environmental impact. Adherence to the mitigation measures outlined in this SEE will manage any potential effects on the site and surrounding landscape. This temporary use is expected to deliver a positive social and economic impact by supporting tourism and addressing accommodation demand during the Tamworth Country Music Festival and other larger events when the additional temporary accommodation required..

Accordingly, Barnson Pty Ltd recommends that the consent authority, Tamworth Regional Council, approve the application subject to appropriate conditions.

2. INTRODUCTION

Barnson has been engaged by the existing landowners of Paradise Tourist Park to assist in the expansion of the park. The proponents have commissioned Barnson to prepare a Development Application proposing a diverse range of accommodation options, including villas, cabins, and campsites, along with an expansion of services offered. This application has been lodged with Tamworth Regional Council and is currently under assessment.

As outlined in that Development Application, the site is strategically positioned within the wider Tamworth region, a growing hub for tourism. Paradise Tourist Park plays a vital role in accommodating visitors attending major regional events, including the renowned Tamworth Country Music Festival and activities at the Australian Equine and Livestock Centre. Beyond these events, Tamworth offers a variety of attractions, such as hiking and mountain biking trails, as well as cultural landmarks like the iconic Golden Guitar and local museums. The redevelopment of the park aims to provide an enhanced range of accommodation options and facilities that align with the evolving needs of visitors. This initiative is intended to not only improve guest experiences but also strengthen Tamworth's position as a premier tourism destination in New South Wales. The project is expected to contribute positively to the local economy and support sustainable tourism practices.

This application has been prepared in response to the lodging of DA and the pressing need for additional accommodation in Tamworth during major events. Recent events have reinforced the fact that there is limited accommodation available for patrons visiting the region, particularly for events such as the Tamworth Country Music Festival. While the proposed expansion of Paradise Tourist Park will provide long-term benefits to the region, the complexity of the application and the scale of works required mean that delivery will take time. As a result, the proposed development is unlikely to meet the immediate accommodation demands.

To address this short-term need, this Development Application seeks approval for forty (40) temporary camping and caravan accommodation on the site earmarked for the park's expansion. The temporary use will operate in accordance with the provisions of the *Tamworth Regional Local Environmental Plan 2010*, ensuring compliance with Council's temporary use clause.

Given the suitability of the proposal, Council's approval is sought subject to appropriate conditions to facilitate the temporary use of the site while the long-term development is progressed.

2.1. Additional Documentation

The Development Application is accompanied by several reports and plans that should be read/referred to when considering the proposal. These include the following:

Table 1: Additional Documents

Deposited Plan	Appendix A
Survey Plan Barnson Pty Ltd	Appendix B
Design Plan Barnson Pty Ltd	Appendix C
AHIMS Search OEH	Appendix D

Barnson Pty Ltd is confident that the development application will yield positive economic, social, and environmental outcomes for both the site and the community. They advocate for the application to be supported and approved by the Council, albeit with certain conditions.

3. SITE CONTEXT

3.1. Site Details

The development will involve works over the property located at 575 Peel Street and 1A Hayne Street East Tamworth, legally described as Lot 4 in Deposited Plan 226127 and Lot 3 in DP 1225365. Please also refer to Appendix A of this report for a copy of the deposited plan. A copy of the site survey has been provided at Appendix B as well as Figure 1

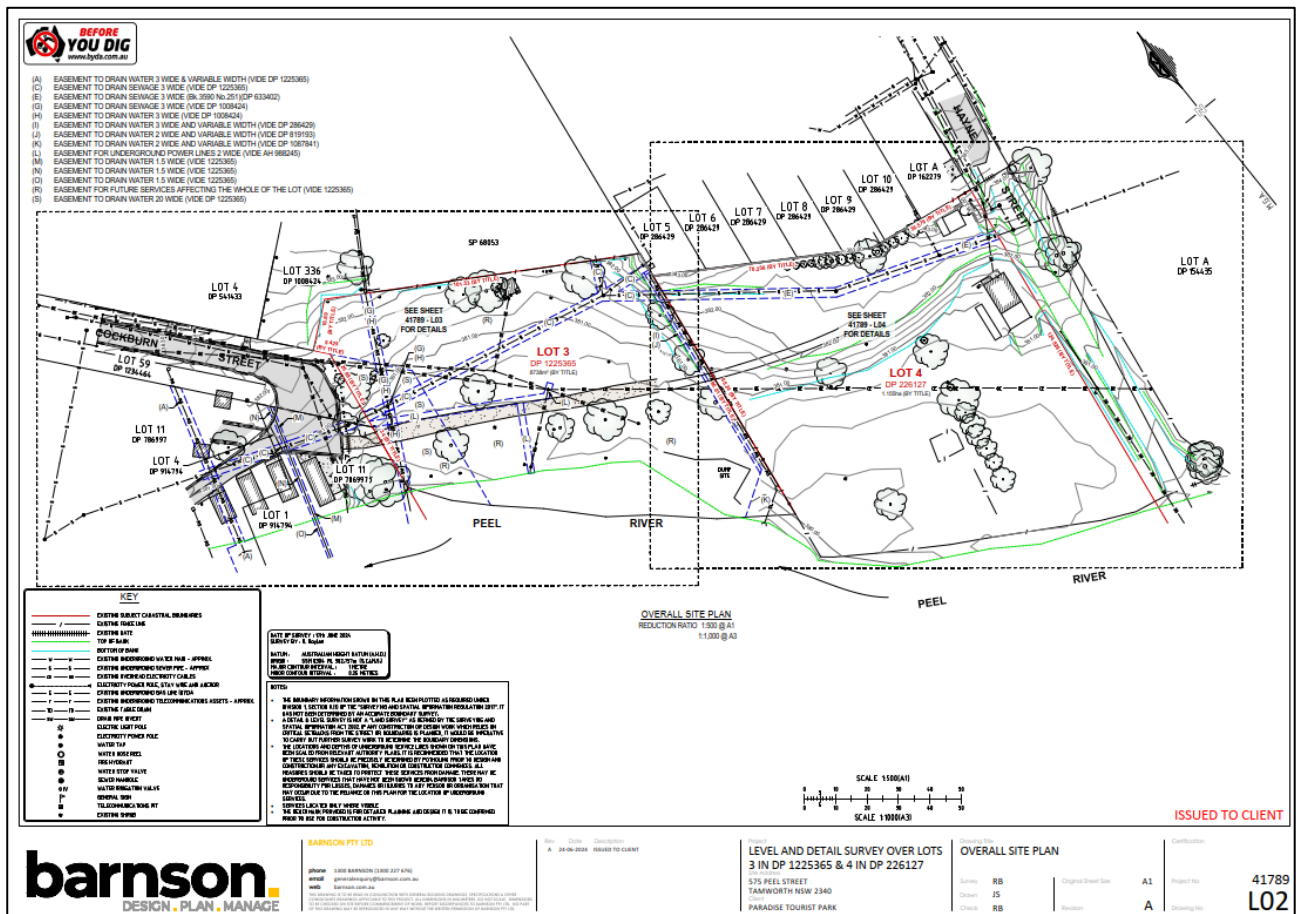


Figure 1: Deposited Plan
(Source: NSW LRS)

The site is affected by a number of easements over the property, which have been illustrated on the site survey.

Table 2 includes the key property details of the subject site:

Table 2: Site Details

Legal Description and Property Address			
Address		575 Peel Street and 1A Hayne Street East Tamworth	
Lot(s) and Deposited Plan(s)		Lot 4 in Deposited Plan 226127 (location of temporary use) and access will be granted over Lot 3 in DP 1225365	
Road Frontage(s)		Hayne Street	
Town/Suburb		Tamworth	
Local Government (LGA)	Government Area	Tamworth Regional	

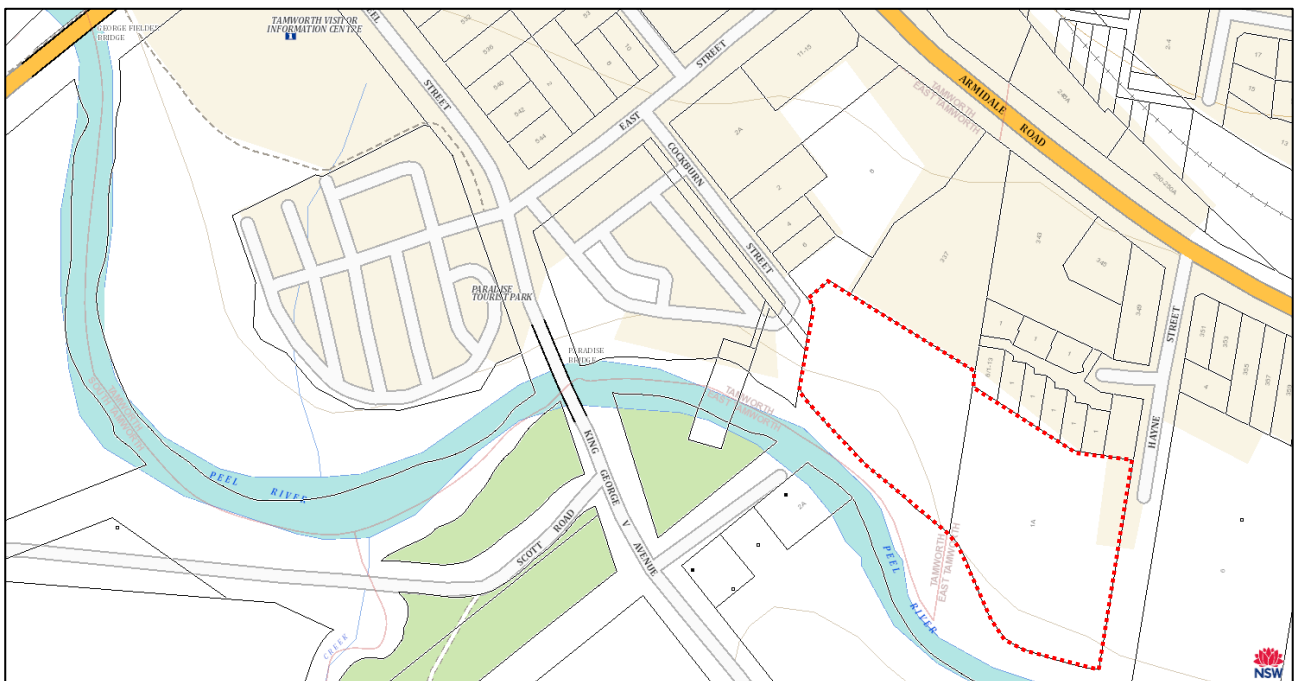


Figure 2: Cadastral Overlay
(Source: Six Maps)



Image 1: Image 1 was taken of Lot 3 in DP 1225365 (adjacent lot) and illustrates the managed lands, with only planted formal gardens lining the roads. Notably, Image 1 illustrates the overhead powerlines that traverse the site.



Image 2: Image 2 was taken of Lot 4 in DP226127 and illustrates the managed lands and existing ancillary shed that is to be retained.

3.2. Existing Access

Paradise Tourist Park is accessible via several public roads, including East Street (Orange), Cockburn Street (Green), and Peel Street (Blue). All these roads are currently under the ownership of Tamworth Regional Council and are not classified as arterial roads. Cockburn Street will serve as the primary access route for the proposed works and extensions detailed in this application.



Figure 3: Aerial Image (Cadastral) – Access to the site.
(Source: Six Maps)



Image 3: Cockburn Street – Provides direct access to the subject site and will be widened as part of the development of the site.



Image 4: Peel Street – Is the main collector road running between the Paradise Tourist Park. The street provides ample space for on street parking.



Image 5: East Street – Is another collector road provided access to the site from Armidale Road and connecting to Peel Street.

3.3. Flood Prone Land and Creek lines

A review of the Flood Prone Land Mapping was conducted on the 3rd of April 2025 and an extract of this has been provided at Figure 4 below. The site subject in portion is subject to flooding, with the land that is proposed to accommodate the cabin subject to inundation.



Figure 4: Flood Planning Area
(Source: Tamworth Regional Council)

The proposed development includes the construction of a gravel access road connecting from Cockburn Street into the site via Lot 3 in DP 1225365. The development is intended for temporary and low-impact use, with no permanent structures or significant land modifications proposed. As such, the flood planning area will remain unobstructed, and the existing flood behaviour will not be altered. The nature of the development—primarily involving movable caravans and camping setups—allows for prompt evacuation in the event of a flood. Importantly, no significant filling or excavation, or fencing is proposed within the flood planning land, and no on-site sewer infrastructure will be introduced. Operational measures such as real-time flood monitoring, clear signage, and evacuation procedures will be implemented to ensure occupant safety during flood events.

Overall, the proposal has been designed to maintain the integrity of the flood planning area and avoid any adverse impacts on flood behaviour. Given the temporary nature of the development and the minimal works proposed, Barnson is of the view that no further flood assessment is required.

3.4. Bushfire Prone Land

A review of the Bushfire Prone Land Mapping was conducted on 29 October 2024, with an extract from the NSW Planning Portal's Spatial Viewer provided in Figure 5 of this report. This figure highlights the lots subject to this Development Application (in red) alongside the Bushfire Prone Land Mapping in the area. Notably, the majority of the site is not mapped as Bushfire Prone Land. However, 1a Hayne Street, part of the subject site, falls within a "Vegetation Buffer" zone and is therefore classified as Bushfire Prone Land.

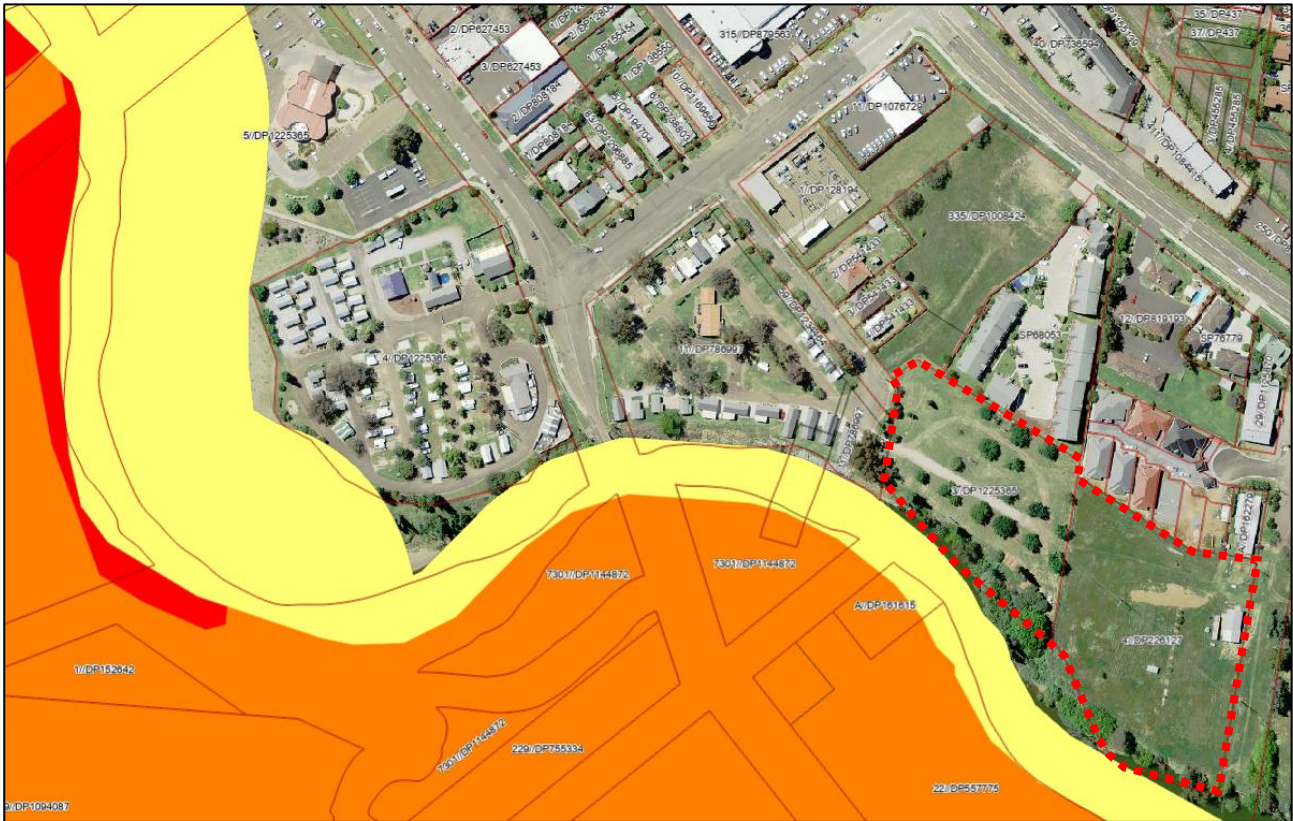


Figure 5: Bushfire Prone Land (Site identified in RED)
(Source: Six Maps)

Under Section 4.46 of the *Environmental Planning and Assessment Act 1979* and Section 100B of the *Rural Fires Act 1997*, a Bushfire Safety Authority is required for developments on bushfire-prone land that serve a Special Fire Protection Purpose (SFPP), such as tourist accommodation. SFPP developments often accommodate short-term visitors unfamiliar with the area and emergency procedures in the event of a bushfire.

For short-term accommodation (six weeks or less), compliance with specific performance criteria outlined in Tables 6.8a to 6.8d of *Planning for Bush Fire Protection 2019* is essential. However, short-term tourist accommodations like caravan parks generally cannot meet construction standards specified under AS 3959 or the NASH Standard. Therefore, emphasis is placed on establishing adequate Asset Protection Zones (APZs) and implementing emergency management plans. This approach includes advising on the importance of leaving early and avoiding operation on days with elevated bushfire risk. An assessment against the relevant section of the policy have been included in Section 5.3 of this report.

3.5. Native Vegetation

The site's vegetation has experienced extensive disturbance over many years, leading to considerable variation in the structure of Vegetation Zones. Within the development footprint, the plant community types mapped through NSW State Vegetation Type Mapping include:

- PCT 84 – River Oak, Rough-barked Apple, Red Gum, and Box Riparian Tall Woodland (wetland) of the Brigalow Belt South Bioregion and Nandewar Bioregion.

Figure 6 below shows the PCT across the site alongside the proposed lot layout, highlighting the specific vegetation PCT affected by the planned works. Most of the significant vegetation is concentrated around the Peel River, forming part of the riparian lands. The majority of land within the site boundaries is managed land, with ornamental plantings along internal roadways. Image 6 – 7 illustrate the riparian land and the vegetation within side the boundaries of the development site.

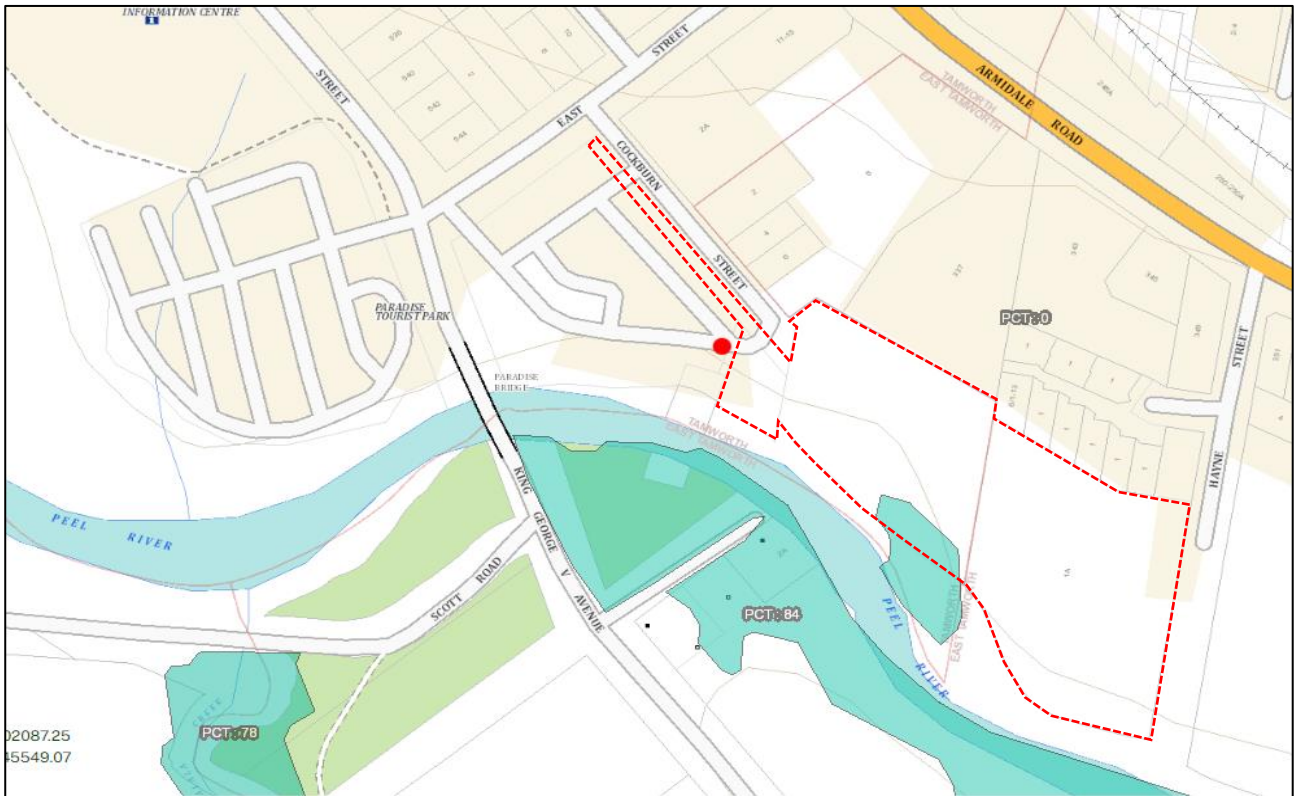


Figure 6: Site – Native Vegetation
(Source: NSW Government Vegetation Mapping)



Image 6: Image 6 and Image 7 depicts the vegetation lining the Peel River. The riparian land remains largely intact, consisting of mature trees and shrubs. The development application aims to minimise impacts on this riparian area and instead seeks to protect it, ensuring bank stability is maintained.



Image 7: Riparian Land



Image 8: Image 8 illustrates the vegetation within the site boundaries. The property is primarily managed as grassland, with ornamental seasonal trees scattered throughout. Where possible, trees will be retained; however, some vegetation removal will be necessary to facilitate construction of the project.

4. DEVELOPMENT PROPOSAL

4.1. Description of Proposal

The DA seeks consent to undertake engineering works as well as use of the site for camping and caravan accommodation (caravan park) on a temporary basis.

4.1.1. Temporary Camping and Caravan

The Development Application seeks consent for the temporary use of a site as a camping and caravan ground, pursuant to Clause 2.3 of the Local Environmental Plan (LEP). The proposed use will include:

1. Forty (40) Camping and Caravan accommodation area – Refer to Figure 7. A copy of the design plans has been included at Appendix C.



Figure 7: Site – Proposed Temporary Camping and Caravan Area – Layout
(Source: Barnon Pty Ltd)

The need for this temporary accommodation arises from the increasing demand for suitable lodging within the Tamworth Regional Local Government Area, particularly during major events such as the Tamworth Country Music Festival, which attract large numbers of visitors each year. Current accommodation options are often insufficient to meet the peak demand during these events, placing strain on the local accommodation market.

By providing a dedicated area for accommodation during high-demand periods, this proposal ensures that both residents and visitors have access to appropriate facilities without overburdening the local accommodation market. This is crucial for supporting local tourism, event attendance, and the broader economy of the region. The temporary use will serve as a practical solution while the planned upgrades to the park, as outlined in the separate DA, are delivered. These upgrades will ultimately provide a more sustainable, long-term solution to the accommodation needs of the region.

4.1.2. Engineering Works

To support the proposed temporary use, engineering works will include the construction of a gravel loop road that will provide access to the caravan and camping areas from Peel Street (over Lot 3 in DP 1225365 – Shown in red at Figure 8 below). The loop road will be designed to meet the required access and operational standards, ensuring safe and efficient movement within the site during event periods. The road will be constructed using gravel to ensure that it can be easily removed once the temporary use of the site concludes. This approach allows for the necessary access without creating permanent infrastructure, which aligns with the temporary nature of the proposed use.



Importantly, the gravel road and other temporary works will be fully removed once the event periods have concluded, ensuring no long-term environmental or visual impacts are left on the site. The proposed works are in keeping with the LEP's stipulation for temporary use, with all infrastructure being reversible and removed once the accommodation is no longer required.

5. STATUTORY ASSESSMENT

Section 5 of the report undertakes an assessment against each of the Environmental Planning Instruments (EPIs) that pertain to the development of the site in accordance with 4.15 of the *Environmental Planning and Assessment Act 1979*. The EPIs that have been addressed in this report include.

- *Environmental Planning and Assessment Act 1979*
- *Environmental Planning and Assessment Regulations 2021*
- *Biodiversity Conservation Act 2016*
- *Water Management Act 2000*
- *State Environmental Planning Policy – Resilience and Hazards 2021*
- *State Environmental Planning Policy – Biodiversity and Conservation 2021*
- *State Environmental Planning Policy – Transport and Infrastructure 2021*
- *State Environmental Planning Policy – Housing 2021*

Each of the EPIs have been addressed in the following sections.

5.1. Biodiversity Conservation Act 2016

The NSW *Biodiversity Conservation Act 2016* (BC Act) commenced on 25 August 2017, henceforth replacing the NSW *Threatened Species Conservation Act 1995* and parts of the EP&A Act and former NSW *Native Vegetation Act 2003* (NV Act). For local development under Part 4 of the EP&A, the Biodiversity Offsets Scheme (BOS) and Biodiversity Assessment Method (BAM) may be triggered by the following means:

- Area clearing threshold – exceeding the area clearing threshold associated with the minimum size for the property will trigger entry into the BOS.
- Whether the impacts occur on an area mapped on the Biodiversity Value Map (BVM) – Figure 9.
- If the development is likely to have significantly affected threatened species or ecological communities, or their habitats (according to the test in section 7.3).

The minimum allotment size for the site is 40 hectares, which establishes a 1-hectare threshold relevant to the development under the Biodiversity Assessment Method and the Biodiversity Offset Scheme. Furthermore, if the development or any ancillary works affect the Biodiversity Values map, it would also necessitate entry into the Biodiversity Offset Scheme (BOS). In relation to these triggers, the proposed development does not remove any significant vegetation or does it impact on any land mapped on the biodiversity values map. Therefore, the BOS is not triggered. No further assessment is warranted.

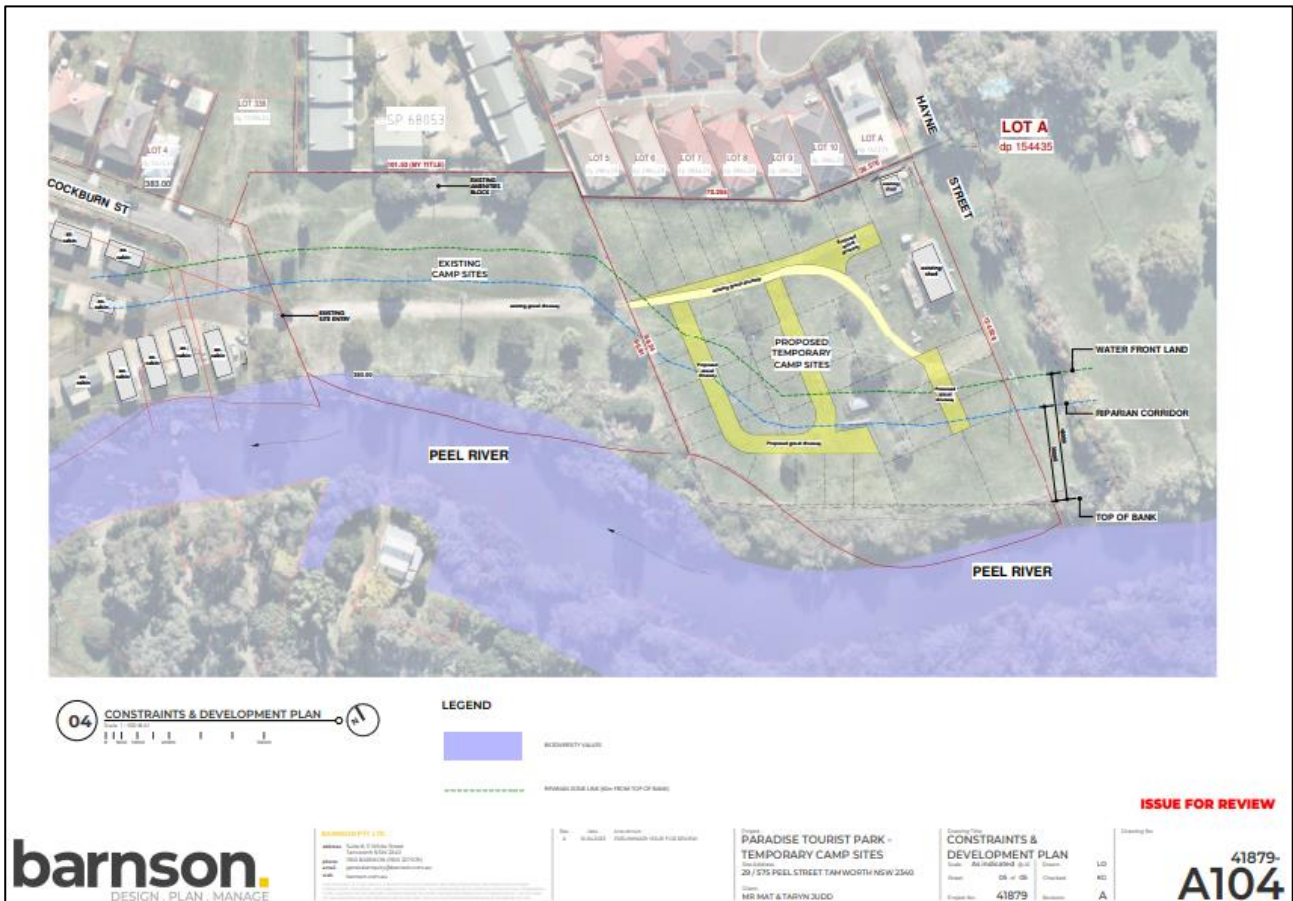


Figure 9: BVM Mapping
Source: ePlanning Spatial Viewer.

5.2. Water Management Act 2000

The site is adjacent to the Peel River, a third-order stream not influenced by tidal waters. Due to its proximity to the river, the proposed works will occur within 40 metres of the watercourse, designated as "waterfront land" under the *Water Management Act 2000*. Consequently, the development involves controlled activities requiring compliance with the Act.

The development application includes detailed plans outlining the proposed works that are to be undertaken on waterfront land within the 40-metre offset from the top of the bank ("waterfront land")



A Controlled Activity Approval must be obtained from DPI Water prior to the commencement of any works on the property. As part of this application process, detailed plans will be prepared to outline the proposed sediment and erosion control measures to be implemented during the development, along with strategies to protect the existing riparian vegetation along the Peel River. Given the temporary nature of the proposed development and the fact that the gravel driveway will be removed following its use, no long-term mitigation or management strategies are proposed under this Development Application.

In accordance with 100b of the Rural Fire Act 1997, a bushfire safety authority for development of bushfire prone land for a special fire protection purpose is required before developing bushfire prone land. Applications for bushfire safety authority is to made to the commissioner and in accordance with the Rural Fire Regulation – Clause 45 Application for bushfire safety authority. Therefore, an assessment against the Act, Regulation and Planning for Bushfire Protection Policy has been included below.

Table 3: Application for Bushfire Safety Authority

(a) a description, including the address, of the property on which the development the subject of the application is proposed to be carried out,	Please refer to Section 3 and 4 of this report.
(b) a classification of the vegetation on and surrounding the property, out to a distance of 140 metres from the boundaries of the property, in accordance with the system for classification of vegetation contained in <i>Planning for Bush Fire Protection</i> ,	Please refer to the Bushfire Plan – located at Appendix C.
(c) an assessment of the slope of the land on and surrounding the property, out to a distance of 100 metres from the boundaries of the property,	Please refer to the Bushfire Plan – located at Appendix C.
(d) identification of significant environmental features on the property,	Please refer to Section 3 of this report. Notably, the site is mostly surrounded by managed land or land incapable of accommodation a bushfire vents. The vegetation between the site and Peel River, is considered to be Exempt from this assessment in accordance with A1.10 of PfBP 2019, This vegetation represents the riparian zone and is less than 1ha in size and has a variable width, mostly then then 20m. Therefore, the only bushfire hazard is located to the east of the site and is a grassland hazard.
(e) the details of a threatened species or threatened ecological community under the Biodiversity Conservation Act 2016 that the applicant knows to exist on the property,	Please refer to Section 5.1 of this report. Only minor vegetation removal is required and therefore it is unlikely the development will impact on threatened species or ecological communities.
(f) the details and location of an Aboriginal object or place, within the meaning of the National Parks and Wildlife Act 1974 , that the applicant knows to be situated on the property,	Please refer to Section 5.7 of this report. No known Aboriginal objects or places within the meaning of the Act are known to be situated on the property.

Table 4: Planning for Bushfire Protection 2019

Asset Protection Zones	Manufactured home estates: APZs achieve radiant heat levels that are commensurate with the construction standard for the proposed dwellings.	The development is associated with a caravan park and camping area which includes that will operate on a temporary basis, to support events (such as music festivals) held in the LGA .
	Therefore, the variations relating to Manufactured home estate has been assessed as part of this application	
	an APZ in accordance with Table A1.12.1 in Appendix 1 of this document is provided to all new dwellings; or	The site will be used for caravans and camping spaces. Each space affected by an APZ has sufficient room to be located outside the restriction.
	an APZ in accordance with Table A1.12.2 or A1.12.3 in Appendix 1 of this document is provided where it is demonstrated that all new dwellings will be constructed in accordance with BAL-29.	



Figure 11: APZ and Vegetation Assessment
Source: Barnson Pty Ltd

Landscaping	landscaping is designed and managed to minimise flame contact and radiant heat to buildings, and the potential for wind-driven embers to cause ignitions.	No landscaping is proposed as part of this application.
Construction Standards	Manufactured home estates: the proposed manufactured home can withstand bush fire attack in the form of wind, embers, radiant heat and flame contact.	Not applicable.
	the proposed building can withstand bush fire attack in the form of wind, embers, radiant heat and flame contact.	Not applicable.
Access	firefighting vehicles are provided with safe, all-weather access to structures and hazard vegetation.	The proposal includes the construction of an accessway (one way) which will be all-weather access and suitable to be used by fire fighting vehicles.
	the capacity of access roads is adequate for firefighting vehicles.	Capacity of roads will meet the PfBP 2019 standard.
	there is appropriate access to water supply.	Does not comply – see justification under water supply.
	perimeter access roads are designed to allow safe access and egress for firefighting vehicles while occupants are evacuating as well as providing a safe operational environment for emergency service personnel during firefighting and emergency management on the interface.	No perimeter road are proposed.
	non-perimeter access roads are designed to allow safe access and egress for firefighting vehicles while occupants are evacuating.	Complies
Water Supply	an adequate water supply for firefighting purposes is installed and maintained.	Justification –
	water supplies are located at regular intervals. the water supply is accessible and reliable for firefighting operations.	No additional water supply is proposed for the temporary camping and caravan area, as there is an existing hydrant located at the entrance to the

	flows and pressure are appropriate.	site on Cockburn Street, which provides access to water for emergency purposes if required. The site is also located adjacent to the Peel River, further supporting the availability of water in the broader context. Given the temporary nature of the development and the fact that it is largely unaffected by mapped bushfire-prone land, the risk profile is considered low. In addition, the development will operate under an Emergency Management Plan, which ensures that patrons will not be on-site during periods of elevated bushfire risk, further reducing the need for a dedicated water supply for firefighting purposes.
	the integrity of the water supply is maintained.	
	water supplies are adequate in areas where reticulated water is not available.	
	water supplies are adequate in areas where reticulated water is not available.	
Electricity Services	location of electricity services limits the possibility of ignition of surrounding bush land or the fabric of buildings.	No new electrical work will be undertaken as part of this application.
Gas Services	location and design of gas services will not lead to ignition of surrounding bushland or the fabric of buildings.	Not relevant to the application.

5.4. SEPP – Transport and Infrastructure 2021

Under Section 2.48 of the State Environmental Planning Policy (Transport and Infrastructure) 2021, Council must provide written notice to the electricity supply authority and consider any response received within 21 days for works near electricity transmission lines. Currently, overhead power lines cross the site, as shown in the site survey in Figure 12. Proposed works will take place near these transmission lines, therefore, the application should be referred to provider for comment.

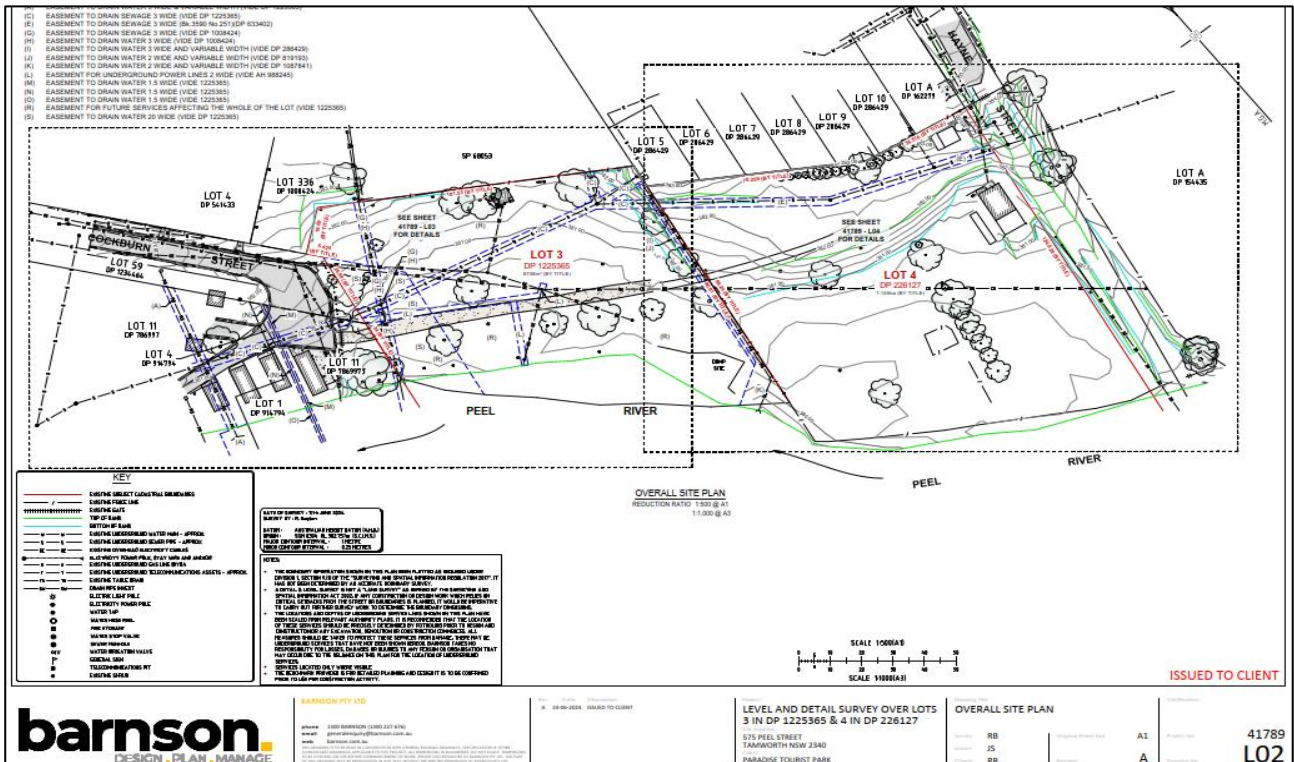


Figure 12: Electrical Infrastructure (identified in RED)

Source: Barnson Pty Ltd

5.5. SEPP Resilience and Hazards 2021 – Chapter 4 Remediation of Land

Section 4.6 of the *State Environmental Planning Policy (Resilience and Hazards) 2021* requires the Council to consider the following before granting consent to a DA:

- It has considered whether the land is contaminated, and*
- If the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
- If the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

The site has historically been used as open grassland by the landowner, with no significant land uses that would indicate potential contamination. Therefore, no environmental contamination assessments have been undertaken at this stage, as the site has primarily functioned as pastureland. The applicant supports the inclusion of a stop-work condition in the consent should any unexpected contamination be identified during construction.

5.6. SEPP Biodiversity and Conservation 2021

Chapter 2 – Vegetation in non-rural areas

Chapter 2 of the State Environmental Planning Policy – Biodiversity Conservation 2021 applies to the RE1 – Public Recreation zoned portion of the site, specifically the northern section of Lot 3 in Deposited Plan 1225365. As a result, Chapter 2 requirements must be addressed in this Development Application, as outlined below:

- Section 2.6(1): A Council permit is required to clear vegetation specified in a development control plan. However, the vegetation to be removed is not believed to be referenced within the development control plan.
- Section 2.6(2): Approval from the Native Vegetation Panel is required if clearing exceeds the biodiversity offsets scheme threshold. With vegetation removal below 0.25ha, the biodiversity offsets scheme threshold under sections 7.1 and 7.2 of the Biodiversity Conservation Regulation 2017 is not triggered.
- Section 2.6(3): The development will not occur on land that is biodiversity certified under Part 8 of the Biodiversity Conservation Act 2016.
- Section 2.6(4): Not applicable.
- Section 2.5(5): Not applicable.
- Section 2.5(6): Not applicable.

Approval under Chapter 2 is not required.

Chapter 3 – Koala Protection 2020

Chapter 3 of the State Environmental Planning Policy – Biodiversity Conservation 2021 applies to certain land use zones or equivalent zones as specified in Section 3.3. Part of the site is zoned RU4 – Primary Production Small Lot, which qualifies as an equivalent zone under this policy. In line with Section 3.5, this chapter applies to development applications on land exceeding 1 hectare, requiring assessment under Sections 3.6, 3.7, and 3.8 before granting consent. These sections are addressed as follows:

- Sections 3.6 and 3.7: The site is neither identified as potential nor core Koala Habitat. Vegetation is sparse and does not connect to any Koala corridors, rendering Section 3.8 of the SEPP inapplicable.

Council can therefore grant consent, confirming the development's consistency with Chapter 3 of the SEPP.

Chapter 4 – Koala Habitat Protection 2021

Chapter 4 of the State Environmental Planning Policy – Biodiversity Conservation 2021 applies to the remaining land zoned RE1 – Public Recreation. Since no approved Koala Plan of Management exists for the area, the application must be assessed under Section 4.9 of the SEPP. Before granting consent, Council must consider whether the development could impact koalas or koala habitat. Although no formal assessment has been conducted to determine koala presence or the existence of koala habitat trees on-site, the site's isolation, minimal tree removal, and the fact that the vegetation is not significant (primarily consisting of planted ornamental trees) suggest, under subclause 3 of Section 4.9, that any impact would likely be negligible. Based on this information, Council should be able to approve the application.

5.7. SEPP Housing - 2021

The development application seeks consent for the Paradise Tourist Park to utilise a portion of the site for temporary camping and caravan accommodation, which is classified as a “caravan park” under this SEPP. Consequently, Chapter 3 – Diverse Housing and Chapter 9 – Caravan Parks are applicable to this development application. Part 9 aims to promote:

- (a) *the orderly and economic use and development of land used or intended to be used as a caravan park catering exclusively or predominantly for short-term residents (such as tourists) or for long-term residents, or catering for both, and*
- (b) *the proper management and development of land so used, for the purpose of promoting the social and economic welfare of the community, and*
- (c) *the provision of community facilities for land so used, and*
- (d) *the protection of the environment of, and in the vicinity of, land so used.*

The proposed Development Application (DA) seeks to expand Paradise Tourist Park by utilising a portion of the site for temporary camping and caravan accommodation. This will provide short-term accommodation options during festivals held in the area. The operation will be temporary and will not exceed 182 days within any 12-month period, in accordance with Clause 2.8 of the *Tamworth Local Environmental Plan 2010*.

Although temporary in nature, the proposal aligns with the objectives of facilitating the orderly and economic use of land designated for caravan parks. It aims to meet short-term accommodation demand while the larger DA for the park’s expansion is assessed and delivered.

In accordance with Clause 133 of the SEPP, the following matters are to be considered by Council before providing consent.

Table 5: Assessment against Part 9 Caravan Parks

Requirement	Comment
a) whether, because of its location or character, the land concerned is particularly suitable for use as a caravan park for tourists or for long-term residence,	The subject site is suitable in terms of its location, as it would be proposed to sit adjacent to the existing tourist park and therefore it would not be out of character with the surrounding lands. The caravan park is proposed to be used for tourist and not for long term residence
b) whether there is adequate provision for tourist accommodation in the locality of that land, and whether existing or potential tourist accommodation will be displaced by the use of sites for long-term residence,	The proposed development enhances short-term tourist accommodation without displacing existing or potential options. It will operate only during peak festival periods, ensuring no impact on long-term residence opportunities while supporting tourism demand.

- c) whether there is adequate low-cost housing, or land available for low-cost housing, in that locality, No full-time housing is proposed under this DA.

- d) whether necessary community facilities and services are available within the caravan park to which the development application relates or in the locality (or both), and whether those facilities and services are reasonably accessible to the occupants of the caravan park,

The Paradise Tourist Park typically offers a range of facilities to enhance the experience of its guests, including:

- Cabins and Accommodation: A variety of cabins and camping sites for short-term and long-term stays, catering to different group sizes and preferences.
- Amenities Block: Modern bathroom and laundry facilities, including showers, toilets, and laundry machines.
- Camp Kitchen: A communal kitchen area equipped with cooking facilities, barbecues, and dining spaces for guests.
- Recreational Areas: Open spaces for outdoor activities, including picnic tables, barbecue facilities, and playgrounds for children.
- Swimming Pool: A pool area for guests to relax and enjoy.
- Internet Access: Wi-Fi services available throughout the park to keep guests connected.
- Tourist Information: Access to local information and assistance for booking tours or activities in the area.
- Pet-Friendly Options: Designated areas or accommodations that allow pets, making it easier for families traveling with pets to enjoy their stay.
- Parking: On-site parking facilities for guests and their vehicles.

These facilities aim to provide a comfortable and enjoyable stay for visitors while promoting a sense of community and leisure within the park.

- e) any relevant guidelines issued by the Director, and LG Regulations have been considered.

- | | |
|--|---|
| f) the provisions of the <i>Local Government (Caravan Parks and Camping Grounds) Transitional Regulation 1993.</i> | The provision of the Local Government (Manufactured Home Estate, caravan Parks, Camping Ground and Moveable Dwellings) Regulations 2021 have been addressed in Section 5.6. |
|--|---|

5.8. Local Government (Manufactured Home Estate, caravan Parks, Camping Ground and Moveable Dwellings) Regulations 2021

Part 3 – Caravan Parks, camping grounds and moveable dwellings is relevant to the assessment of this development application. The relevant provisions within Part 3 have been assessed against in the table below.

Table 6: Assessment against Part 3 of the LG Regulation

Division 2 – Approval and Exemptions	
Clause 72 – Matters to be specified in approval	<p>a. The proposed extension will seek consent for both the operation of a caravan park and camping ground on a temporary basis.</p> <p>b. The proposed development is for short term tourist accommodation only. Please refer to the design plan which illustrate the number, size and location of these, including the car park – Appendix E.</p>
Clause 73 – Conditions of approval to operate caravan park or camping ground	Noted – Can comply
Clause 73A – Operation of caravan parks or camping grounds for which approval not required	Not applicable.
Clause 74 – Installation of moveable dwellings and associated structure in caravan parks and camping ground.	Not applicable – only tents and caravans will be permitted in the area on a temporary basis.
Clause 75- Installation on flood liable land	Not applicable – only tents and caravans are proposed.
Clause 76 Installation of relocatable home, rigid annexe or associated structure of more than 1 storey	Not applicable.

Division 3 – Caravan Parks and Camping Grounds	
Clause 83 – Minimum Size of caravan park or camping ground	The site is more than 1 hectare in size.
Clause 84 – Community amenities.	The proposed development is seeking consent for a camping and caravan area associated with the Paradise Park to operation on a temporary basis therefore permanent community facilities are not considered suitable or necessary to form part of the development.
Clause 85 – Size of dwelling sites and camp sites	Each camp site has an area of over 65sqm or more.
Clause 86 – Site Identification	Please refer to plans.
Clause 87 Dwelling site must have vehicular access to an access road	Complies
Clause 88 Setbacks of community building	No Community Buildings are proposed.
Clause 89 Setbacks of dwelling sites from road frontage.	Can Complies
Clause 90 Use of Buffer Zones	Noted
Clause 91 – Separation Distance	Can comply
Clause 92 – Entrance and Exit Roads	One road is proposed and is capable of meeting the requirement of 7m.
Clause 93 - Fourcourt	This portion of the caravan part will be for temporary use. Therefore, an incoming vehicle area will not be proposed at this location and rely solely on the existing check in/vehicle area within the parks.
Clause 94 – Width of roads	Can Comply
Clause 95 – Speed Limits	Noted
Clause 96 – Resident Parking	Can Comply
Clause 97 – Visitor Parking	No additional visitor parking spaces are proposed; however, the site provides ample space for overflow parking if required or existing visitor parking associated with the Paradise Park facilities would also be available to patrons. Given the temporary nature of the proposal, a permanent visitor parking area is not proposed.
Clause 98 – Visitor Parking for people with disabilities.	No additional visitor parking spaces are proposed; however, the site provides ample space for overflow parking if required or

	existing visitor parking associated with the Paradise Park facilities would also be available to patrons. Given the temporary nature of the proposal, a permanent visitor parking area is not proposed.
Clause 99 – Road Surfaces	Noted – Gravel road is proposed.
Clause 100- Lighting	Existing Lighting is available within the area of the temporary camping area.
Clause 101 Water Supply	Water connections are available; however it does not comply with the requirements of this clause.
Clause 102 Sewerage	Sewerage connection is available. Amenities block is available within proximity to the site.
Clause 103 – Drainage	No drainage system is proposed.
Clause 104 – Electricity Supply	No electricity will be proposed to each of the camping/caravan spots.
Clause 105 – Common trenches	N/A
Clause 106 – Modification of calculation under this subdivision	N/A
Clause 107 – Number of Showers and toilets to be provided	The proposed temporary camping area will utilise the existing facilities within the established tourist park, including amenities such as toilets, showers, laundry, and communal areas. By relying on these existing services, the temporary site avoids the need for additional infrastructure, ensuring minimal environmental impact and efficient use of resources. This approach supports the temporary nature of the proposal while maintaining a high level of amenity for campers.
Clause 108 Facilitates for people with disabilities.	
Clause 109 Other Facilities	
Clause 110 – Construction of shower block and toilet block	
Clause 111 – Proximity of dwelling sites to shower block	
Clause 112- Modification of calculations under this subdivision	Noted
Clause 113 – Washing Machines	The proposed temporary camping area will utilise the existing facilities within the established tourist park, including amenities such as toilets, showers, laundry, and communal areas. By relying on these existing services, the temporary site avoids the need for additional infrastructure, ensuring minimal environmental impact and efficient use of resources. This approach supports the temporary nature of the proposal while maintaining a high level of amenity for campers.
Clause 114 – Laundry tubs	
Clause 115- Clothes Drying	
Clause 116 – Drying Areas	
Clause 117 Water Supply	

Clause 118 Ironing Facilities	
Clause 119 – Construction of laundry blocks	
Clause 120 Maximum number of persons per dwelling site or camp site	Noted – will comply
Clause 121 Register of occupiers	Noted – will comply
Clause 122 Information to be given to prospective occupiers	Noted – will comply
Clause 123 Use of caravan parks and camping grounds	Noted – will comply
Clause 124 Community map	Noted – will comply
Clause 125 Access to approval and community map	Noted – will comply
Clause 126 Garbage removal	Noted – will comply
Clause 127 Fire hydrants	Does not comply
Clause 128 Fire hose reels	Does not comply
Clause 129 Car washing bay	Does not comply
Clause 130 Buildings	Does not comply
Clause 131 Primitive camping grounds	Not applicable.

5.9. Integrated development

Section 4.46 of the *Environmental Planning and Assessment Act 1979* requires a review of whether the development would trigger approval under other environmental or related legislation. Assessments of each have been provided below:

Table 7: Integrated Development Requirements

Act	Note	Referral
Rural Fire Act 1997	The site has been identified as a 'bushfire-prone land' as identified in Section 3.4 of this report. Therefore, authorisation under Section 100B of the Rural Fires Act 1997 in respect of bushfire fire safety of subdivision of land that could lawfully be used for Special Fire Protection Purposes	Yes – Please see assessment below.

An assessment against the Planning for Bushfire Protection 2019 policy has been included below.

NSW National Parks and Wildlife Act 1974	<p>On 30 October, an Aboriginal Heritage Information Management System (AHIMS) search was conducted within the property boundaries and surrounding context - Appendix D. The results confirmed that:</p> <ul style="list-style-type: none"> • No Aboriginal sites are recorded near the location. • No Aboriginal places have been declared within or near the site. <p>The site has a well-documented history of disturbance. The proposed works in this Development Application (DA) are confined to these previously disturbed areas, ensuring no impact on potentially sensitive landscapes.</p> <p>In accordance with Section 87(3) of the <i>National Parks and Wildlife Act 1974</i> and the <i>Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales</i>, all necessary steps to prevent harm to Aboriginal objects have been met, and no further reporting is warranted. The site's development history and disturbed state confirm that potential impacts on Aboriginal heritage have been thoroughly assessed.</p> <p>Thus, there is no reasonable prospect of adverse impact on Aboriginal heritage, and further reporting or due diligence is not necessary. However, the applicant supports a "Stop Works" condition in case any Aboriginal heritage is discovered during the works, providing additional protection in line with best practices.</p>	No
Water Management Act 200	<p>The site is adjacent to the Peel River, identified as a third-order stream unaffected by tidal waters. The development plans submitted with the application detail the proposed works, including building and civil works within a 40-metre offset from the top of the bank. As such, the works are located on land classified as "waterfront land" under the <i>Water Management Act 2000</i>. Consequently, the proposed development is considered integrated development under Section 91 of the Act.</p>	Yes
Heritage Act 1977	<p>A search of the State Heritage Register was undertaken on the 9th of December 2024. No items listed on the State Heritage Register are located on, or in close vicinity of the site and hence no integrated approval is required to address this legislation.</p>	No
Fisheries Management Act 1994	<p>The development site includes several mapped streams that dissect through the site. The current infrastructure (including roads) do dissect through these streams and existing culverts are currently managing any water passing through the site. Though upgrades to the roads are proposed, no dredging or reclamation work on water land. Therefore, integrated approval through S201 of the Fisheries Management Act 1999 is not triggered.</p>	No

5.10. Local Planning Instruments & Policies

5.10.1. Tamworth Regional Local Environmental Plan 2010

The *Tamworth Regional Local Environmental Plan 2010* establishes a policy framework for land use planning decisions and guides the community in terms of how land can and cannot be used within the Local Government Area. The aim of the instrument is:

- (aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,*
- (a) to encourage the orderly management, development and conservation of natural and other resources within the Tamworth region by protecting, enhancing or conserving—*
 - (i) important agricultural land, and*
 - (ii) timber, minerals, soil, water and other natural resources, and*
 - (iii) areas of significance for nature conservation, and*
 - (iv) places and buildings of archaeological or heritage significance,*
- (b) to allow flexibility in the planning framework so as to encourage orderly, economic and equitable development while safeguarding the community's interests and residential amenity,*
- (c) to manage and strengthen retail hierarchies and employment opportunities, promote appropriate tourism development, guide affordable urban form and provide for the protection of heritage items,*
- (d) to promote ecologically sustainable urban and rural development and control the development of flood liable land, and*
- (e) to secure a future for agriculture by expanding Tamworth's economic base and minimising the loss or fragmentation of productive agricultural land.*

The proposed development seeks to establish temporary camping and caravan accommodation at Paradise Tourist Park to support major events and festivals in Tamworth. This initiative enhances the region's tourism capacity by providing much-needed short-term accommodation during peak visitation periods, directly contributing to the local economy.

Designed as a flexible and sustainable solution, the temporary accommodation will operate for a maximum of 182 days within any 12-month period, in accordance with Clause 2.8 of the *Tamworth Local Environmental Plan 2010*. The proposal ensures an efficient and orderly use of land, accommodating increased visitor demand without impacting long-term land use or existing residential availability.

The land subject to this application is split zoned, with a portion of the site being zoned RU4 – Primary Production Small Lot and RE1 – Public Recreation - Figure 13 shows an extract of the *Tamworth Regional Local Environmental Plan 2010*. Table 8 below provides a summary of the relevant clauses that apply to the development of the site and an assessment of each.



Figure 13: Land Zoning

Source: ePlanning Spatial Viewer

Table 8: Relevant Provisions of Kempsey Local Environmental Plan 2013 (LEP)

Clause	Requirement	Comment
Clause 2.1 Land Use Zones	The proposed development application seeks approval for the establishment of temporary camping and caravan accommodation at Paradise Tourist Park to support major events and festivals in Tamworth. The proposal includes designated sites for short-term stays, along with necessary ancillary works such as access upgrades to facilitate safe and efficient use of the site.	Complies
	A temporary campground is permissible with consent on the RU4 – Primary Production Small Lot and RE1 – Public Recreation zoned land. The proposal aligns with the objectives of these zones by providing much-needed short-term accommodation during peak tourism periods while ensuring the continued availability of open space for public use.	
Clause 2.8 Temporary Use of Land	The proposed temporary camping and caravan accommodation at Paradise Tourist Park aligns with Clause 2.8 of the <i>Tamworth Local Environmental Plan 2010</i> , ensuring the use does not compromise future development or result in adverse impacts.	Complies

- **Prejudice to Future Development:** The temporary use will not prevent future development in accordance with the LEP, as no permanent structures or irreversible changes are proposed. It is recommended that the consent be conditioned to become non-operational upon the release of a Construction Certificate and commencement of works for the permanent park expansion.
- **Impact on Adjoining Land and Amenity:** The use is limited to peak event periods, minimising disruption to surrounding properties. Management measures will address noise, traffic, and waste to protect local amenity.
- **Environmental and Hazard Considerations:** Site selection and operational controls will prevent significant environmental impacts or increased risk of natural hazards.
- **Restoration of the Land:** At the end of each temporary use period, the land will be reinstated to its original condition, preserving its long-term viability for other permitted uses. OR redeveloped in accordance with the pending consent for the parks extension.

This proposal provides a flexible accommodation solution for major events while ensuring compliance with Clause 2.8, balancing short-term tourism demand with long-term land use planning objectives.

Clause 4.3 – Height of Building	Not adopted	Not applicable.
Clause 5.10 – Heritage Conservation	<p>A review of Schedule 5 of the LEP identified two nearby heritage items located on the southern side of the Peel River:</p> <ul style="list-style-type: none"> • Item I407 – House located at King George V Avenue • Item I409 – House at 2-24 King George V Avenue <p>The proposed development will not involve the demolition, relocation, or impact on these heritage items; therefore, consent is not required in accordance with Subclause 2.</p> <p>Additionally, as outlined in this SOEE and pursuant to Subclause 8, the site does not contain any registered AHIMS sites. Given that most proposed works will occur on disturbed land, it is unlikely that Aboriginal objects will be affected by this development, eliminating the need for further assessment or consent under Clause 5.10.</p>	Not applicable to the DA.
Clause 5.14 – Sliding Spring Observatory	Not adopted	Not adopted
Clause 5.21 Flood Planning	The proposed development involves the placement of temporary camping and caravan sites within the mapped flood planning area, with access provided via a new gravel road extending from Cockburn Street into Lot 3 in DP 1225365. While the development will occur within the flood planning area, it has been designed to	Complies

minimise impacts on flood function and behaviour in accordance with Clause 5.21 of the applicable LEP.

No permanent buildings or structures are proposed, and no significant excavation, filling, or fencing will be undertaken that would alter natural flood conveyance or storage. The use of relocatable caravans and tents ensures the development remains compatible with the flood function of the land and enables the area to be vacated quickly in response to flood warnings. The layout avoids obstruction of flow paths and does not intensify land use in a way that would increase flood risk to surrounding properties.

Operational measures will be adopted to manage risk and ensure the safe evacuation of occupants, including real-time monitoring of flood conditions, clearly marked evacuation routes, and adherence to a site-specific emergency management plan. These measures will ensure the safe and efficient evacuation of patrons in the event of a flood, without exceeding the capacity of existing evacuation infrastructure.

On this basis, the development is considered to meet the objectives and provisions of Clause 5.21, and no further detailed flood modelling is considered necessary.

Clause 7.1 - Earthworks	The Development Application includes minor earthworks that are ancillary to the construction of the gravel access road. These earthworks are minor and will not impact existing drainage patterns, hinder future land development, require fill, or affect any known relics. The works will be carried out in a manner that does not impact the Peel River, with erosion and sediment control measures installed prior to the commencement of works to ensure environmental protection.	Complies
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5.10.2. Tamworth Regional Development Control Plan 2010

The Tamworth Regional Development Control Plan 2010 applies to all development within the Tamworth Regional Local Government Area. The proposed development complies with the objectives of the DCP as the development is appropriate to the environmental characteristics of the land and is environmentally sustainable development. Notably, there is limited controlled relating to caravan parks or manufactured homes, as the majority of development guidelines for this type of development is within either the Local Government (Manufactured Homes Estate, Caravan Parks, Camping Ground and Moveable dwellings) Regulation 2021 or the SEPP- Housing which has been addressed in Section 5 of this report. Notably, those control that do apply have been addressed in Table 9 of this report.

Table 9: Tamworth Development Control Plan

Part B: General Requirements

Step 3: General Development Specifications

Parking Requirements	The development complies with the car parking requirements outlined in the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021, with parking provided as per the regulations for each camping and caravan area. While no dedicated visitor parking is allocated, there is sufficient space on-site for informal parking. Additionally, ample parking is available in the surrounding public streets or within visitor parking areas elsewhere in the park.
Signage	No Signage is proposed.
Flooding	<p>The proposed development is found to be consistent with the objectives of the control by way of:</p> <ul style="list-style-type: none"> • The development includes a gravel access road from Cockburn Street to Lot 3 in DP 1225365. • The proposal is for temporary, low-impact use with no permanent structures or land modifications. • The flood planning area will remain unobstructed, and existing flood behaviour will not be altered. • The use involves movable caravans and camping setups, allowing for prompt evacuation during floods. • No significant filling, excavation, or fencing is proposed within the flood planning area. • No on-site sewer infrastructure will be introduced. • Operational measures will include real-time flood monitoring, clear signage, and evacuation procedures for occupant safety during floods. • The proposal has been designed to maintain the integrity of the flood planning area and avoid adverse impacts on flood behaviour. <p>The development is found to meet the aims of the flood planning controls within the DCP.</p>

6. ENVIRONMENTAL EFFECTS

6.1. Section 4.15(1) – Matters for Consideration

Under the provisions of Section 4.15(1) of the EP&A Act, in determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development of the subject of the development application.

- a) the provisions of:
 - i. any environmental planning instrument
 - ii. any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and
 - iii. any development control plan
 - iv. any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and
 - v. the regulations (to the extent that they prescribe matters for purposes of this paragraph), that apply to the land to which the development relates, and

Comment

- a) (i)

Table 10: Matters of Consideration

Matter	Consideration
State Environmental Planning Policy Resilience and Hazard 2021	This planning policy is addressed in Section 5.
State Environmental Planning Policy – Biodiversity and Conservation 2021	This planning policy is addressed in Section 5.
State Environmental Planning Policy – Transport and Infrastructure 2021	This planning policy is addressed in Section 5.
State Environmental Planning Policy – Housing 2021	This planning policy is addressed in Section 5.
Local Government (Manufactured Home Estate, Caravan Parks, Camping Ground and Moveable Dwellings) Regulations 2021	This planning policy is addressed in Section 5.

Tamworth LEP 2010	This planning policy is addressed in Section 5.
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Tamworth DCP	This planning policy is addressed in Section 5.
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a) (ii)

No draft instrument applies to the site.

a) (iii)

Primary Matter	Consideration
Tamworth Development Control Plan	This DCP is addressed in Section 5.

a) (iv)

There are no planning agreements under Section 93F that apply to the proposed development.

a) (v)

Primary Matter	Consideration
NSW Coastal Policy Note: The subject land is not located within the Coastal Zone.	Not applicable.

b) The likely impacts of that Development

Comment

Primary Matter	Consideration
Context and Setting	The proposed development is suitable for the site, as it is located adjacent to the existing park. While it is intended to operate temporarily, it will integrate seamlessly with the existing park operations. This strategic location ensures that the temporary use will not disrupt the current park functions, and the development will complement the existing infrastructure, providing additional accommodation without negatively impacting the established park environment.
Access, transport and traffic	The proposed development includes a gravel access road from Peel Street to the site via Lot 3 in DP 1225365, ensuring safe and efficient access for event periods. The road is temporary and will be removed once the accommodation use concludes. The site is well-connected to the surrounding road network, with sufficient capacity to handle increased traffic during peak

	periods. Parking will be provided on-site, with additional informal parking available in the surrounding public street and park grounds.
Utilities	Existing utilities are available.
Heritage	<p>Aboriginal Heritage has been addressed, and it has been addressed in detail in Section 5 of this report. In summary:</p> <ul style="list-style-type: none"> • AHIMS search identified 0 Aboriginal sites within 200m of the subject site, but not within the site itself. • The proposed development is confined to already disturbed areas, away from the registered sites, ensuring no impact on Aboriginal heritage. • A "Stop Works" condition is supported if any Aboriginal objects are discovered during works. • No Aboriginal Heritage Impact Permit is required. <p>European heritage does not exist on the property. A review of Schedule 5 of the LEP confirmed that the closest European heritage is located on the southern side of Peel River and therefore will not be impacted by the proposed development</p>
Flora and Fauna	<p>The site's vegetation has been extensively disturbed over time, resulting in varied Vegetation Zones. Within the development footprint, the primary plant community type (PCT 84) consists of River Oak, Rough-barked Apple, Red Gum, and Box Riparian Tall Woodland.</p> <p>Significant vegetation is mainly concentrated along the Peel River within the riparian lands; however, this vegetation will not be impacted by the proposed development. Most of the site consists of managed land with ornamental plantings along internal roads.</p>
Noise	Construction will be undertaken in accordance with Council policy. The application does not propose any alternative construction hours.
Safety, security and crime prevention	<p>The proposed development prioritises safety and security by implementing clear signage, designated access points, and an emergency management plan to ensure safe evacuation during any event, including flood risks.</p> <p>Security measures will include regular patrols and the presence of park management staff to oversee the site. Additionally, emergency services will be able to access the area quickly in case of any incidents. The temporary nature of the development, coupled with its integration into the existing park infrastructure, ensures a secure environment for all visitors.</p>

Social & Economic Impacts

The proposed development will have positive social and economic impacts on the local community. By providing additional temporary accommodation during major events such as the Tamworth Country Music Festival, the development addresses the critical shortage of lodging options, which often strains the local accommodation market. This will help ensure that visitors have access to suitable facilities, encouraging tourism and supporting the local economy.

Economically, the project will generate short-term employment opportunities during construction and operations, benefiting local businesses and workers. Additionally, the increased visitor numbers will contribute to the broader economy by boosting spending in local shops, restaurants, and services.

Socially, the development will enhance the experience for event attendees, offering convenient and comfortable accommodation options that support community events and tourism. It provides a practical solution to the accommodation gap without impacting the existing residential market, ensuring that long-term housing availability is not compromised.

Cumulative Impacts

The proposed development is temporary in nature and is designed to cease once construction works for the permanent extension of the park, as outlined in the related Development Application commence. As such, the cumulative impacts of the development will be limited to the duration of the event periods for which the temporary accommodation is required. There will be no long-term cumulative impacts on the surrounding area or the broader infrastructure as the temporary infrastructure will be removed upon the conclusion of the temporary use.

c) The suitability of the site for the development.

Comment

The proposed development is considered appropriate for the site for the following reasons:

- The subject land is appropriately zoned and is compatible with surrounding development;
- The scale of the proposal is within the capacity of the land and can be appropriately serviced;
- The environmental constraints which affect the subject land may be appropriately managed; and
- The environmental impacts of the development may be ameliorated through design and management measures.

d) Any Submissions made in accordance with this Act or the Regulations.

Comment

The proposed development will be required to be publicly advertised in accordance with the Council's notification policy and the notification provisions of the EP&A Act. Council will be

required to give due consideration to any submission made during that notification period. The applicant would like to provide a formal response to any submission received if the Council deems it necessary.

e) The public interest

Comment

The proposed development is in the public's interest for the following reasons

- Supports local economy by attracting more tourists and boosting surrounding businesses.
- Creates additional job opportunities, strengthening economic resilience.
- Meets growing demand for regional tourism, enhancing Tamworth's appeal as a destination.
- Provides a safe, well-managed short-term accommodation to visitors.
- Promotes social interaction and community engagement through expanded facilities.
- Ensures sustainable development by adhering to environmental and planning guidelines, balancing economic growth with responsible land use.
- Addresses the shortfall in accommodation during large events within the LGA, ensuring sufficient lodging is available for visitors without overburdening the local accommodation market.

Therefore, the proposed development is considered to be within the public interest and should be supported by Council.

7. CONCLUSION

This Development Application seeks consent for the temporary use of the site as a caravan and camping ground, aimed at addressing the accommodation shortfall during peak event periods within the Tamworth Regional Local Government Area (LGA). The proposed development will support major events such as the Tamworth Country Music Festival by providing additional temporary accommodation in alignment with the maximum use days specified under Clause 2.3 of the Local Environmental Plan (LEP).

A comprehensive assessment has been undertaken to ensure that the proposed use is compatible with the existing land use and local context. The development is designed to operate temporarily with minimal impact, utilising existing infrastructure and employing reversible works, such as the construction of a gravel access road, which will be removed once the use concludes. Environmental, safety, and operational considerations have been factored into the design to ensure the development adheres to best practice planning principles and relevant regulations.

The proposal is consistent with the objectives of the LEP, and no significant impediments have been identified that would preclude consent. This temporary accommodation solution is expected to provide significant social and economic benefits by supporting local tourism and event attendance while easing pressure on the local accommodation market.

Given the temporary nature of the development, the minimal environmental impact, and its alignment with local planning policies, Barnson believes the proposed development is suitable for the site and should be approved. The approval will enhance the region's capacity to host large-scale events, benefiting both the local community and the broader economy.